

Bedford

# 9 Nighthawk Lane

\$1,180,000



**Ernie Buote, FRI**

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## Description

Lovingly maintained by the same owners for over 40 years, this spacious and beautifully upgraded home offers comfort, charm, and incredible livability. Step inside and you'll find a bright, welcoming main floor that's perfect for entertaining—featuring generous principal rooms, tasteful finishes, and thoughtful updates throughout. Upstairs, discover four large bedrooms, including a serene primary suite with a private ensuite and second level balcony, ideal for unwinding at the end of the day. The fully finished lower level adds even more versatility with a spacious rec room, office, flexible living space, and plenty of storage for all

your needs. Outside, your own private oasis awaits. The lush, level and fenced backyard is a gardener’s dream, complete with a large deck that’s perfect for outdoor dining or simply relaxing in privacy. The sellers have provided a detailed list of high-quality upgrades that showcase the care and investment poured into every corner. All of this is just a short stroll from top-rated schools, scenic trails, charming shops, great restaurants, the Bedford Basin Yacht Club, Dewolfe Park Boardwalk & Marina, and the Bedford Lions Swimming Pool. Come experience the warmth and lifestyle of this exceptional Eaglewood home—you won’t want to leave.

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## Specifications

MLS <sup>®</sup> Number	202523919
Class	Residential
Type	Single Family
Bedrooms	4
Bathrooms (full/half)	3/1
Main Living Area	2,140 sq. ft.
Total Living Area	3,000 sq. ft.
Age	41 years old
Parking	Driveway
Garage	Double Attached
Flooring	Ceramic,Hardwood
Heating	Forced Air,Heat Pump -Ducted,Heat Pump - Ductless,Ductless Cooling
Fuel Type	Electric,Propane,Wood
Water Source	Municipal
Sewage Disposal	Municipal

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## Room Sizes

### Main Floor

Living Room	18.10 x 14.3
Dining Room	13.7 x 10.10
Eat In Kitchen	21 x 13
Family Room	17.8 x 14
Foyer	12 x 9
Bath 1	6.8 x 5.8

### 2nd Level

Primary Bedroom	18.3 x 11.6
Ensuite Bath 1	7.10 x 4.9
Bedroom	12.5 x 9.3
Bedroom	14.9 x 9.10
Bedroom	13.9 x 9.3
Bath 3	8.10 x 7.11

### Lower Level

Rec Room	31.7 x 15.11
Den/Office	13.6 x 11.11
Laundry	13.7 x 8
Bath 4	12.5 x 4.10
Utility	13.9 x 9.4
Storage	3.9x4 + 4x4

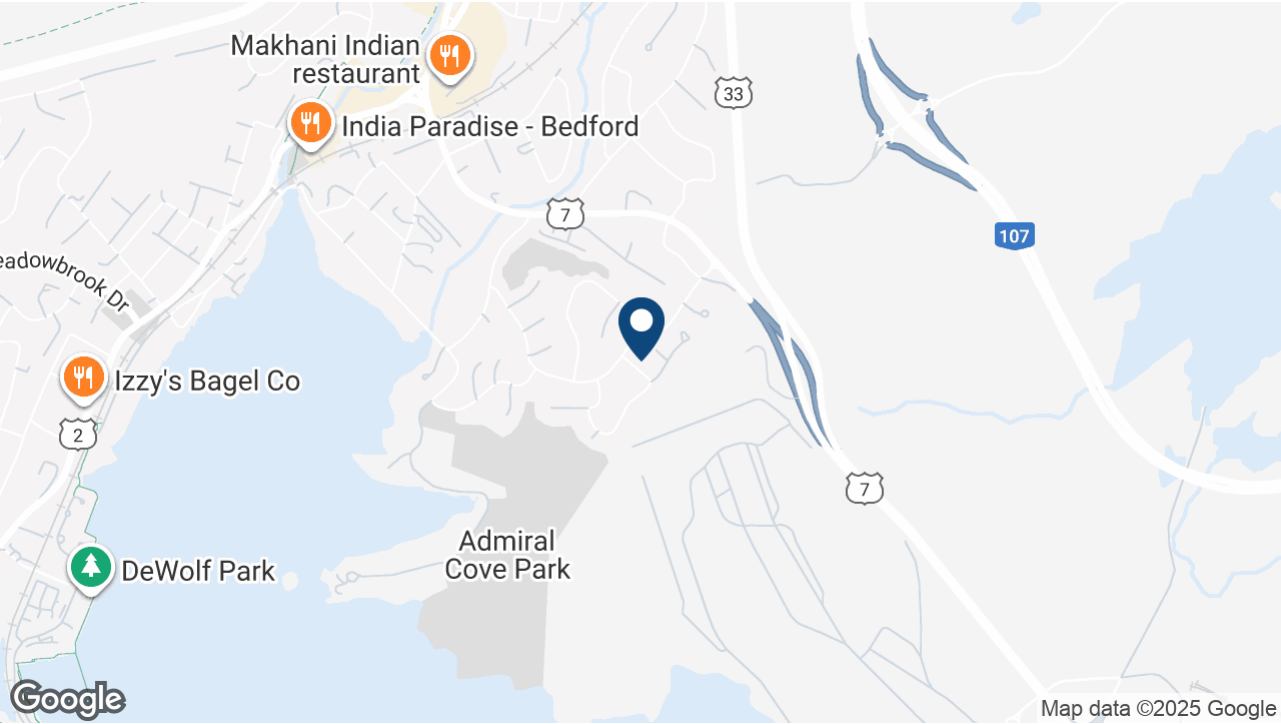
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## Income Information

Rental Income

No

Location





# Photos









